



Pinellas County

Staff Report

File #: 22-0703A, Version: 1

Subject:

Case No. ZON-22-01 (Christopher R. Licea)

A request for a change of Zoning from R-3, Single Family Residential to C-2, General Commercial and Services on approximately 0.09 acre located at 5659 66th Way North in west Lealman. (Quasi-Judicial)

Recommended Action:

Based upon the evidence and findings contained in the staff report and attachments, Case No. ZON-22-01 is recommended for approval:

A Resolution approving the application of Christopher R. Licea for a change in zoning from Single-family Residential (R-3) to General Commercial and Services (C-2).

- The applicant is seeking a zoning change on a 0.09-acre parcel.
- The proposed C-2 zoning is consistent with the parcel's Commercial General Future Land Use Map category.
- This is the only residential zoned lot on the entire block.
- The Local Planning Agency unanimously recommended approval of the request (vote 4-0). No one appeared in opposition and no correspondence has been received.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

Summary:

The subject property is approximately 0.09 acre located at 5659 66th Way North in west Lealman. The property is designated CG on the FLUM, and it is zoned R-3. The applicant wishes to utilize the property for storage and other commercial purposes; however, the existing R-3 zoning does not allow commercial uses. A zoning amendment to C-2 is proposed, which allows commercial uses and is consistent with the CG FLUM category.

The subject property is within a block of C-2 zoned commercial parcels that are located between 66th Avenue North to the east and 66th Way North to the west. The subject parcel is the last on the block to retain a residential zoning district. The surrounding area to the East, North and South contain similar commercial uses to what is desired on the site. There are single family homes to the west of the subject property across 66th Way North.

Staff is of the opinion that the proposed Zoning Atlas amendment is appropriate for the subject

property. The C-2 zoning will provide for commercial uses that are compatible with the surrounding development pattern and will enhance compatibility with the FLUM. In general, the proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

Background Information:

The LPA unanimously recommended approval of the request during its April 14, 2022, public hearing (Vote 4-0).

Surrounding property owners within 350 feet of the subject site were notified by mail. A sign advertising the public hearings was posted on the subject site.

Fiscal Impact:

N/A

Staff Member Responsible:

Carol Stricklin, Director, Housing and Community Development

Partners:

N/A

Attachments:

LPA Report
Case Maps
Resolution
Response to Question #13
Certification of Ownership
Survey
Public Notification Map
Power point Presentation
Legal Ad
Legal Ad Map